

SCRIVENER’S AFFIDAVIT

STATE OF ALABAMA  
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County personally appeared B. Christopher Battles, who, being by me first duly sworn, deposes and says as follows:

My name is B. Christopher Battles. On or about April 5, 2018, my office prepared a Warranty Deed from **Charles Winfred Powell, Trustee of the Win and Phyllis Trust dated April 24, 2012, Drucilla Traywick Golden, a married woman and Nida Ruth Traywick Godfrey, a married woman to Jeffrey Scott Palmer and Gay Bowen Palmer**, as recorded in Instrument Number 20180410000119640, filed in the Office of the Judge of Probate, on April 10, 2018. The following verbiage was omitted from said Deed:

**Phyllis Traywick McCrorie, Drucilla Traywick Golden and Nida Ruth Traywick Godfrey are the sole surviving devisees under the Estate of Ruth Weaver Traywick, deceased, Jefferson County Case No. 204410.**

**COPIES OF LETTERS TESTAMENTARY ARE ATTACHED HERETO AS EXHIBIT A**

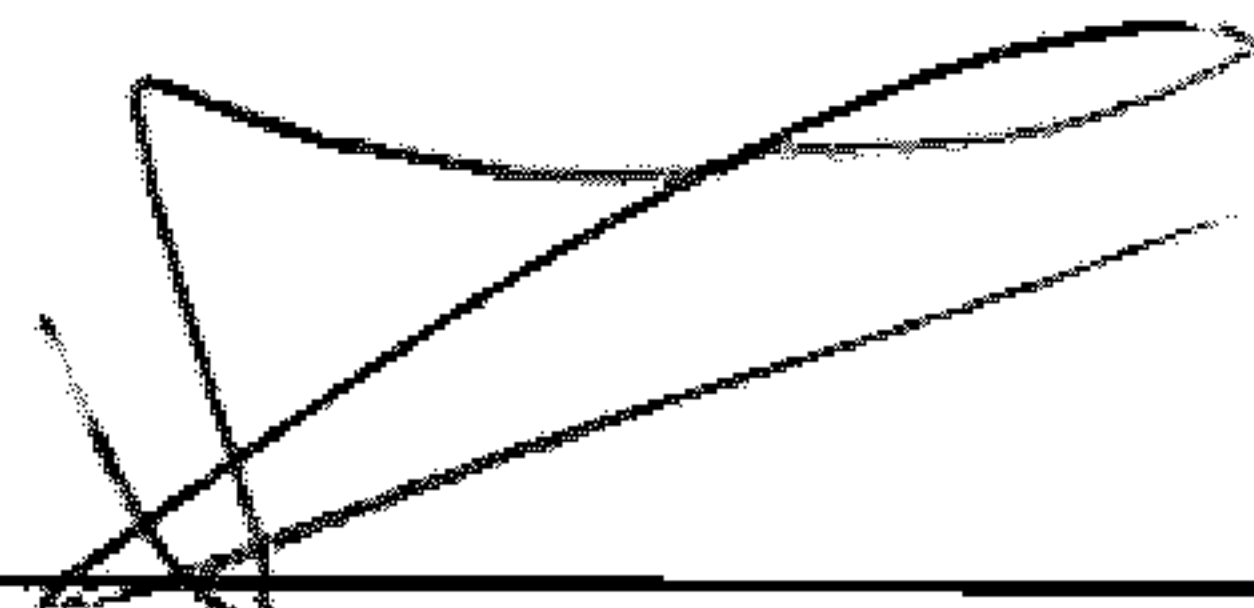
FURTHER, there was an error contained in the Grantor’s clause which should correctly read as follows:

**Charles Winfred Powell, surviving Trustee of the Win and Phyllis Powell Trust dated April 24, 2012, Drucilla Traywick Golden, a married woman and Nida Ruth Traywick Godfrey, a married woman**

**COPIES OF CERTIFICATION OF TRUST ARE ATTACHED HERETO AS EXHIBIT B**

This affidavit is given for the purpose of correcting the errors in said Warranty Deed and confirming said errors were typographical errors.

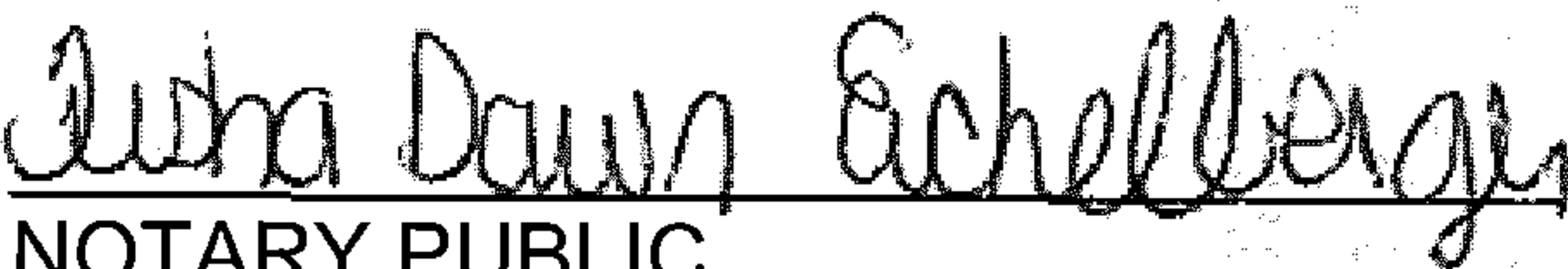
Further affiant sayeth not.

  
\_\_\_\_\_  
**B. Christopher Battles**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **B. Christopher Battles** whose name is signed to the foregoing document, and who is known to me acknowledged before me on this date, that being informed of the contents of this document he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 15th day of September, 2025.

  
NOTARY PUBLIC  
My Commission Expires: 11-18-28

PREPARED BY:  
B. Christopher Battles  
3150 Highway 52, West  
Pelham, AL 35124



**Exhibit A**

LETTERS TESTAMENTARY

PROBATE - 60

IN THE MATTER OF THE ESTATE OF

IN THE PROBATE COURT OF  
JEFFERSON COUNTY, ALABAMARUTTH WEAVER TRAYWICK

Deceased

CASE NO. 204410**LETTERS TESTAMENTARY**

TO ALL WHOM IT MAY CONCERN:

The Will of the above-named deceased having been duly admitted to record in said county, **Letters Testamentary** are hereby granted to

DRUCILLA TRAYWICK GOLDEN, PHYLLIS TRAYWICK McCORIE & NIDA RUTH TRAYWICK GODFREY the Personal Representative named in said will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in §43-8-76, Code of Alabama (1975, as amended), the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers authorized in transactions under §43-2-843, Code of Alabama (1975, as amended).

WITNESS my hand this date, APRIL 29, 2009

(SEAL)

ALAN L. KING

Judge of Probate

I, S. J. Rhodes, Chief Clerk of the Court of Probate of Jefferson County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the **Letters Testamentary** issued in the above-styled cause as appears of record in said Court. I further certify that said Letters are still in full force and effect.

WITNESS my hand and seal of said Court this date, APRIL 29, 2009

S. J. Rhodes  
Chief Clerk

# Exhibit B

## Certification of Trust Win and Phyllis Powell Trust

This Certification of Trust is made pursuant to Ala. Code 19-3B-1013. The currently acting Trustees of the Win and Phyllis Powell Trust, dated April 24, 2012, declare as follows:

1. The Settlers of the trust are Charles Winfred Powell (also known as Win Powell) and Phyllis Powell (also known as Phyllis T. Powell).
2. The trust is irrevocable and presently exists.
3. The currently acting Trustees of the trust are:  

Charles Winfred Powell  
129 Southlake Lane, Hoover, AL 35244

Phyllis Powell  
129 Southlake Lane, Hoover, AL 35244
4. Either Trustee, acting alone, may conduct business on behalf of the trust.
5. The tax identification number of the trust may be either Charles Winfred Powell's Social Security number (422-46-9768) or Phyllis Powell's Social Security number (417-48-6810), at the discretion of the Trustees.
6. Assets held in the trust may be titled in any manner that identifies the Trustees and the name and date of the trust, for example:  

Phyllis Powell, Trustees of the Win and Phyllis Powell Trust dated April 24, 2012.
7. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests of all kinds, including accounts at financial institutions.
8. Excerpts from the trust agreement that establish the trust, designate the Trustees, and set forth the powers of the Trustees will be provided upon request.
9. The trust agreement provides that a third party may rely on this Certification of Trust in lieu of a copy of the trust agreement. It further exonerates third parties from any liability for acts or omissions in reliance on this Certification of Trust, and for the application that the Trustees make of funds or other property delivered to the Trustees.


Certification of Trust for the Win and Phyllis Powell Trust

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The statements made above are accurate and the trust has not been revoked or amended in any way that would cause the representations in this Certification of Trust to be incorrect. All of the currently acting Trustees of the trust are identified above and are signatories to this Certification of Trust.

Dated: April 24, 2012

  
Charles Winfred Powell, Trustee

  
Phyllis Powell, Trustee

STATE OF ALABAMA

)

) ss.

COUNTY SHELBY


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On this day, April 24, 2012, before me personally appeared Charles Winfred Powell and Phyllis Powell, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individuals whose names are subscribed to the foregoing Certification of Trust, and acknowledged that they executed the same as their voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

[Seal]





Brandi Dipiazza, Notary Public

2491 Pelham Parkway

Pelham, Alabama 35124

My commission expires: 2/7/2016

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County  
Clerk

Shelby County, AL

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Certification of Trust for the Win and Phyllis Powell Trust

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